

6,591 ft²
(612.4m²)



Established City
Centre Location



TO BE
REFURBISHED



Allocated on-site
Parking



www.ipif.com/robinhood

WAREHOUSE / INDUSTRIAL UNITS - TO LET

UNITS 2-3 ROBIN HOOD IND EST
ALFRED STREET SOUTH, NOTTINGHAM NG3 1GE





LOCATION

The Robin Hood Industrial Estate is located less than half a mile from Nottingham City Centre and the Ring Road. It has excellent access to all major arterial roads around the City.

DESCRIPTION

This centrally located estate offers a range of good quality industrial units with integral office accommodation. The units are of steel portal frame construction with elevations of brick/blockwork with profiled steel cladding.

Units 2-3 are to undergo refurbishment works, and benefit from first floor office and two electrically operated roller shutter doors with a minimum opening of 3.52m wide by 5.69m high.



KEY FEATURES

- Undergoing refurbishment by Landlord
- 6m to underside of eaves
- 2x Level access loading doors
- Allocated car parking
- City centre location
- Established estate
- Excellent road links

ACCOMMODATION

Available accommodation comprises of the following gross internal areas (GIA):

Units 2-3	M ²	FT ²
Warehouse	531.8	5,724
Offices	80.6	867
TOTAL	612.4	6,591

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

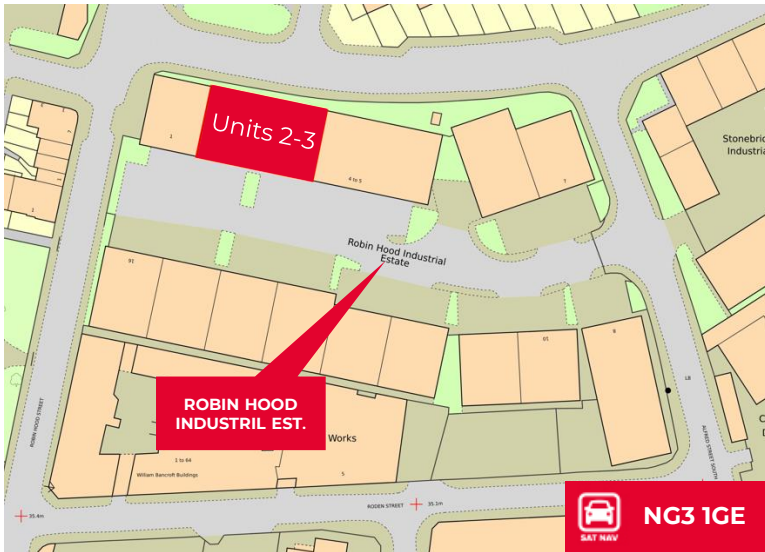
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord

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